

**Kerrville-Kerr County Airport
Request for Design-Build Qualifications
For Hangar Door Repair and Replacement
October 8, 2020**

Airport Board intends to engage qualified firms to provide design-build services for the repair and replacement of hangar doors and door openings at a hangar located at Kerrville-Kerr County Airport, Kerrville, Texas.

GENERAL TERMS AND CONDITIONS OF THE REQUEST FOR QUALIFICATIONS AND INTEREST
Documents containing evaluation criteria **must be received** no later than **Friday October 23, 2020 at 11:00 A.M.** by the Airport Manager, Kerrville-Kerr County Airport, 1877 Airport Loop, Kerrville, Texas 78028.

Information about the request for Design-Build Qualifications for Hangar Door repair may be found at:

www.kerrvilleairport.com

then, click "Board Information" icon on left side of Home page.

If there are any questions, please contact Airport Manager, Mary Rohrer at 830-896-9399

**Request for Design-Build Qualifications for
Aircraft Hangar Door and Door Opening
Repair and Replacement
Kerrville-Kerr County Airport
October 7, 2020**

The Kerrville-Kerr County Joint Airport Board intends to engage qualified firms to provide design-build services for the repair and replacement of the North hangar doors and door openings at the Brinkman Hangar located at 1815 Airport Loop, at the Kerrville-Kerr County Airport. Scope may be increased, at the sole option of the Airport Board, to also include the South hangar doors and door openings at the same 1815 Airport Loop hangar location.

GENERAL TERMS AND CONDITIONS OF THE REQUEST FOR QUALIFICATIONS AND INTEREST

Documents containing evaluation criteria **must be received** no later than **Friday October 23, 2020 at 11:00 A.M.** by the Airport Manager, Kerrville-Kerr County Airport, 1877 Airport Loop, Kerrville, Texas 78028. Delivery method either by mail, delivery service, hand carry, or email to: mrohrer@kerrvilleairport.com.

1.0 PROJECT SCOPE

The Kerrville-Kerr County Airport Board (Owner) seeks qualifications from qualified firms to provide design-build services for the design, repair, replacement and construction of the:

North Hangar doors, door openings and travelers. Refer to Exhibits A, B, C, D and E at end of this document

Scope may be increased, at the sole option of the Owner, to include the South hangar doors, door openings and travelers at the same 1815 Airport Loop location.

1.1 WORK INCLUDED

The work shall consist of providing all labor, tools, equipment and materials for the design, permits, furnishings, installation, repair and erection of the aircraft hangar doors and door openings on site at this building. The items of work include, but are not limited to the following:

- All construction, specifications and design are performance based.
 - All work shall be turn key
 - No work “by others”
 - All design, components and construction shall meet or exceed the criteria of the Section 08342 Bottom Rolling Horizontal Sliding Hangar Doors, link to specification provided on Exhibit D and as referenced here-in.

- All structural design is the responsibility of the design-build contractor.
 - All new work shall be designed by a professional engineer licensed and residing in the state of Texas.
 - Plans with PE seal shall be submitted to Owner for review and approval prior to beginning of repairs.
 - Structural scope shall include all new and retrofit work to meet performance specifications
 - All design includes but is not limited to:
 - Foundation
 - foundation demolition and removal of existing door related components
 - all new foundation installation including hardware and door components
 - New doors
 - Door panel structure, door components, hardware and installation
 - Door Openings:
 - All existing door opening revisions including demolition and retrofit of existing structure
 - New structure and components.
 - New door openers (travelers for a group operated door system)
- New Door and Door Opening revisions shall meet the following minimum performance specifications”
 - Wind speed 120mph, Exposure C
 - All applicable live and dead loads per IBC 2015 and ASCE7-10
 - All design, components and construction shall meet or exceed the criteria of Section 08342
- Builder shall remove all debris related to this work.

1.2 DOOR REQUIREMENTS

Construction of the pre-engineered metal building doors and door components and accessories for hangar doors including modifications to the existing openings shall meet the requirements of the new doors and this contract. Structural scope shall include all new and retrofit work to meet or exceed performance specification Section 08342

- Hangar doors shall be group operated bottom rolling horizontal sliding hangar doors of the type currently in use.
- Hangar doors shall be steel frame type construction and are to be a completely integrated system according to specified dimensions and existing openings.
- Unless otherwise specified within this section, all aspects of the door and building system including design, details, materials, fabrication, quality criteria, tolerances,

marking and identification, methods and procedures are governed by the building system manufacturer's standards and by the criteria included herein.

- Work includes:
 - Structural steel members at jambs of building, door pockets, steel supporting members and closures at head of doors
 - Insulation for doors.
 - Prefinished metal siding on doors.
 - Field painting of doors members or accessories for doors.
 - Group operated door traveler system with motor operation, internal drive type, and variable frequency drive with programmable controller, draped SO power supply, standard walk along controls. Door speed 40 to 45 FPM.
 - Field wiring materials (conduit, wire j boxes, etc.), and labor to install and connect electrical power, control, safety and warning devices furnished for the door operating units (travelers)
 - Top guide structural supports.
- The building manufacturer shall use standards, specifications, recommendations, findings, and/or interpretations of professionally recognized groups such as CSI, AISC, AISI, AAMA, AWS, ASTM, TDLR, ASCE, or IBC as the basis for establishing design, drafting, fabrication, and quality criteria, practices, and tolerances.
- Loads and wind design shall meet the requirements of the ASCE7-10. The design wind load criteria for this facility shall be a minimum basic wind speed (3 second gust) of 120mph, Exposure C for a Category 3 building.
- Construction and design of the doors, door opening modifications, and concrete foundation(s) modifications shall be designed, signed and sealed by a Professional Engineer licensed in and residing in the State of Texas and will be submitted to the Owner for review and approval prior to use or installation.
- All materials used will conform to the most current version of the Federal Aviation Administration Advisory Circular 150/5370-10H. All materials, to include any concrete batch design, will be submitted to the Owner for approval prior to use or installation. Specified concrete strength for foundation modifications shall be 4400psi at 28 days.

1.3 SCOPE OF SERVICES

The Hangar door modifications are intended to provide complete and useable hangar doors to withstand the specified wind speed criteria for the Kerrville-Kerr County Airport which can be

put into operation immediately after acceptance by the Owner. The scope of services includes all aspects of design and construction, including but not limited to the following:

- **Project Orientation & Programming**
 - The selected design/builder will be required to furnish a Performance Bond and Payment Bond, each in the full amount of the construction costs, executed by a surety company or surety companies authorized to execute surety bonds under and in accordance with the laws of the State of Texas.
 - Meet with local government, consultants, and Joint Airport Board members to gain a detailed understanding of the project requirements and general parameters under which the project will be designed and constructed.
 - Based on discussions in the initial meeting(s), formulate schematic designs for review and approval.
 - Prepare project budget and cash flow projections.
 - Develop critical path project schedule, including;
 - Lead time for materials, and
 - Movement of hangar- based aircraft from work areas
- **Design Development and Construction Documents**
 - Generate construction documents.
 - Coordinate construction plans with the Owner.
 - Submit completed construction documents to owner for review and approval.
 - Obtain construction permits, as may be required
- **Construction/Construction Administration**
 - Complete construction.
 - Administer biweekly progress meetings and prepare and distribute minutes of the meetings.
 - Prepare and submit pay applications no more than bi-weekly. Contractor to provide invoices on Wednesday and Owner shall pay approved invoice 12 to 15 days later.
 - Schedule any special inspections as required by City/County ordinances and the Owner or the Owner's representatives
 - Arrange for required City/County code inspections, if required.
 - Perform testing of all door systems.
 - Compile, review and submit project closeout documentation, including as-built drawings with PE Seal (both print and digital).

2.0 FEE STRUCTURE AND BUDGET

- It is anticipated that the final contract will be based on a Lump Sum Fee, generally in conformance with Sample Contract attached as Exhibit E.

3.0 AIRPORT OWNER RESPONSIBILITIES

- Provide to the successful respondent all information in possession of the Owner which relates to the Owner's requirements for the project or which is relevant to the project.
- The Project location will be available on Wednesday, October 14, 2020 from 1:30 to 3:00 pm for site visits by interested parties.
- Any questions shall be submitted in writing to Owner by Friday, October 16 at 9am
- Written responses to questions shall be issued no later than Monday, October 19 at 4pm.
- Documents containing evaluation **criteria must be received** no later than **Friday, October 23, 2020 at 11:00 am** by the Airport Manager, Kerrville-Kerr County Airport, 1877 Airport Loop, Kerrville, Texas 78028. Delivery method either by mail, delivery service, hand carry, or email to: mrohrer@kerrvilleairport.com.

4.0 SPECIFIC TERMS AND CONDITIONS OF THE REQUEST FOR QUALIFICATIONS AND INTEREST

4.1 EVALUATION CRITERIA

The following criteria will be used in the evaluation of qualifications for development of the shortlist and/or selection of the most qualified firm/team for hangar design-build. Respondents are required to address each evaluation criterion in the order listed and to be specific in presenting in their qualifications.

- **Composition of design-build team members (20 points).** This section should clearly state the key participants comprising the design-build team, provide their roles within the design-build team and experience with similar airport hangar projects, design-build projects and availability of team members should be provided. Additionally, provide educational backgrounds, work experience, areas of expertise, and specific experience with design/build and/or construction of airport facilities and prior experience of the team working together. A team member shall be a professional engineer licensed in the state of Texas.
- **Recent experience of the project team with comparable projects within the last five years (20 points).** Prior experience must include contact reference information of previously completed airport hangar projects, and the year in which each was constructed. Firms that do not meet these minimum qualifications will be considered on a case by case basis.
- **Firm's technical approach to the project. (40 points).** Provide evidence of the firm's/team's understanding of the project. Describe specific problems and considerations to be addressed. Detail how the process of design/build would be managed and would be handled. Address project oversight for the design through construction, and coordination with the Owner. Information

on suppliers and /or materials should be addressed in the proposal. Describe how changes, modifications and corrections would be addressed.

- **Project Schedule. (20 points).** Provide in weeks the proposed schedule from the notice to proceed through construction of the facility. It should address the direct time that the design/build team needs to be able to design and obtain needed materials, replace the door system, and when airplane storage can be resumed.

4.2 SELECTION PROCEDURE

An evaluation team may be composed of Airport Board Members, Consultants, and Airport Manager. The team will review and evaluate all responses to the RFQ and rank order them in accordance with the criteria referenced above.

The evaluation team will then engage in individual discussions with up to a maximum of three respondents based upon the selection criteria. Each of the respondents deemed to be best qualified may be requested to make a formal presentation to the evaluation team. Repetitive informal interviews will be permissible. Such respondents will be encouraged to elaborate on their qualifications and performance data or staff expertise pertinent to the proposed project, as well as alternative concepts.

At the discussion stage, the evaluation team will discuss non-binding estimates of total project costs. At the conclusion of discussion, on the basis of evaluation factors published in the Request for Qualifications and all information developed in the selection process to this point, the evaluation team will select in order of preference, two or more respondents whose professional qualifications and proposed services are deemed most meritorious. Negotiations will then be conducted, beginning with the respondent ranked first.

If a contract satisfactory and advantageous to the Owner can be negotiated at a price considered fair and reasonable, a recommendation will be made to the Owners to award a design/build contract to that respondent. Otherwise, negotiations with the respondent ranked first will be formally terminated and negotiations conducted with the respondent ranked second, and so on until such a contract can be negotiated at a fair and reasonable price.

Should the evaluation team determine in writing and in its sole discretion that only one respondent is fully qualified, or that one respondent is clearly more highly qualified and suitable than the others under consideration, a contract may be negotiated and awarded to that respondent.

4.3 REFERENCES

The Qualifications must include references and contact information for a minimum of three (3) previously completed airport projects, and the year in which each was constructed. References of the top ranked shortlisted respondents may be contacted. The Owner reserves the right to contact references other than, and/or in addition to, those furnished by a respondent.

4.4 BASIS FOR AWARD

Information and/or factors gathered during interviews, negotiations and any reference checks, in addition to the evaluation criteria stated in the RFQ, and any other information or factors deemed relevant by the Owner, will be utilized in the final award.

5.0 FURTHER INFORMATION

5.1 If there are any questions, please contact Mary Rohrer, Airport Manager

Mary L. Rohrer, P.E.
Airport Manager
Kerrville/Kerr County Airport
1877 Airport Loop
Kerrville, Texas 78028
mrohrer@kerrvilleairport.com
Office 830-896-9399 Cell 210-380-1559

EXHIBIT A- Site Aerial



EXHIBIT B
PHOTOGRAPH OF NORTH DOOR



EXHIBIT C
North Elevation

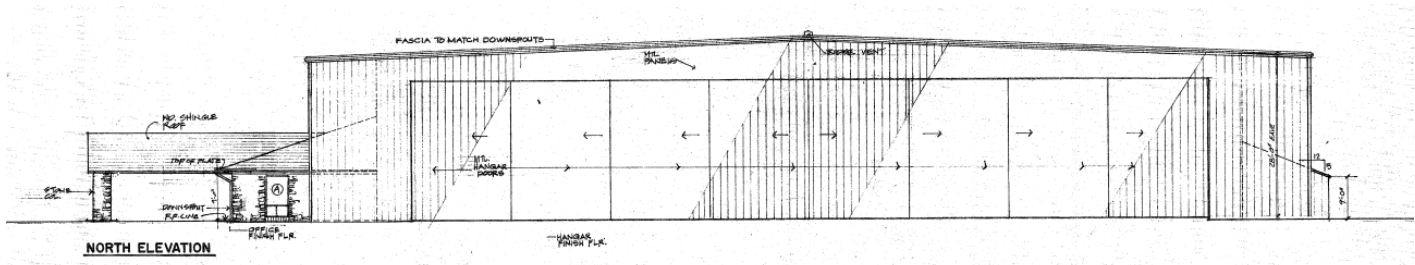


EXHIBIT D

**SPECIFICATION FOR
Section 08342 Bottom Rolling Horizontal Sliding Hangar Doors**

Link below to specification for this RFQ:

<https://alamohangarddoors.com/architects-tools-resources/>

Download specification at tab labeled:

“BOTTOM ROLLING DOOR SPECIFICATION”

EXHIBIT E- SAMPLE CONTRACT

DESIGN - BUILD CONTRACT KERRVILLE-KERR COUNTY AIRPORT

THIS CONTRACT, entered into this _____ day of _____, 20__ by and between Kerrville-Kerr County Joint Airport Board, hereinafter referred to as the "Owner" and _____ with its offices located at _____, Texas, 78028, hereinafter referred to as the "Contractor", is made for the following considerations:

1. The Contractor shall perform all work described in the design- build proposal attached hereto as **Exhibit A**. The fee for design-build services for the repair and replacement of hangar doors within airport property, located at 1815 Airport Loop, Kerrville, TX 78028 shall not exceed \$_____.
2. Whenever the words "Owner's Representative" or "representative" is used in this contract, it shall be understood as referring to Mary Rohrer, Airport Manager, or to such other representative, supervisor, or inspector as may be authorized by the Owner to act in any particular capacity under this agreement.
3. Unless otherwise stipulated, the Contractor shall provide and pay for all design fees, permits, materials, supplies, machinery, equipment, tools superintendence, labor, insurance, and all water, light, power, fuel, transportation and all other facilities necessary for the execution and completions of the work covered by the project scope of services. Unless otherwise specified, all materials shall be new and both workmanship and materials shall be of good quality. The Contractor shall, if required, furnish satisfactory evidence as to the kind and quality of materials. Materials or work described in words that so applied that have well known, technical or trade meanings shall be held to refer to such recognized standards.
4. The Contractor shall comply with all laws, ordinances, rules and regulations governing the Contractor's performance of the contract. This contract may not be assigned in any way without the specific, written consent of the Owner.
5. All work shall be done and all materials furnished in strict conformity with the contract. Project completion time will be ____ calendar days from the date of notice to proceed.
6. The Owner's Representative:
 - a. may make periodic visits to the site to observe the progress and quality of the executed work and to determine, in general, if the work is proceeding in accordance with contract documents;
 - b. will not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of the work, not be responsible for the construction means, methods, techniques, sequences or procedures, or the safety precautions incident thereto; and
 - c. will not be responsible for the Contractor's failure to perform the work in accordance with the contract.
7. All minor detail of the work not specifically mentioned in the Exhibit A but obviously necessary for the proper completion of the work, such as the proper connection of new work to old, shall be considered as incidental to and a part of the work for which the prices are named in the contract. The Contractor will not be entitled to any additional compensation therefor unless specifically stated otherwise. The work scope is turnkey, that is contractor agrees to fully design, construct and repair the hangar doors and turn the project over to the Owner when it is ready for operation.

Otherwise the term “extra work” as used in this contract shall be understood to mean and include all work that may be required by Owner to be done by the Contractor to accomplish any alteration or additions to the work as shown on Exhibit A. It is agreed that the Contractor shall perform all extra work under the direction of the Owner’s Representative when presented with a written work order signed by the Owner’s Representative, subject, however, to the right of the Contractor to require written confirmation of such extra work order by the Owner. Payment for extra work shall be as agreed in the work order.

8. The Contractor shall at all times exercise reasonable precaution for the safety of employees and others on or near the work and shall comply with all applicable provisions of federal, state and municipal laws, airport and building codes.
9. **THE CONTRACT AGREES TO INDEMNIFY, DEFEND, AND HOLD HARMLESS THE KERR COUNTY, THE CITY OF KERRVILLE, THE KERRVILLE-KERR COUNTY JOINT AIRPORT BOARD AND IT’S EMPLOYEES AND ALL OFFICERS, AGENTS AND EMPLOYEES FROM ALL SUITS, ACTIONS, CLAIMS, DAMAGES, PERSONAL INJURIES, LOSSES, PROPERTY DAMAGES, AND EXPENSES OF ANY CHARACTER WHATSOEVER, INCLUDING ATTORNEY’S FEE, BROUGHT FOR OR ON ACCOUNT OF ANY INJURIES OR DAMAGES RECEIVED OR SUSTAINED BY ANY PERSON OR PROPERTY ON ACCOUNT OF NEGLIGENT ACT OR OMISSION OF THE CONTRACTOR OR ANY OF THE CONTRACTOR’S OFFICERS, EMPLOYEES, AGENTS, REPRESENTATIVES, OR SUBCONTRACTORS IN THE EXECUTION , SUPERVISION, AND OPERATIONS GROWING OUT OF OR IN ANY WAY CONNECTED WITH THEIR PERFORMANCE OR THIS AGREEMENT.**
10. Contractor agrees that he will indemnify and save the KERR COUNTY, CITY OF KERRVILLE, KERRVILLE-KERR COUNTY JOINT AIRPORT BOARD AND IT’S EMPLOYEES harmless from all claims growing out of any demands of subcontractors, laborers, workmen, mechanics, material suppliers, and suppliers of machinery and parts thereof, equipment, power tools, all supplies incurred in the furtherance of the performance of this contract. Contractor shall furnish satisfactory evidence that all obligations of the nature hereinabove designated have been paid, discharged or waived prior to the start of construction.
11. Prior to the commencement of any work, Contractor shall carry insurance in the following types and amounts for the durations of this Contract and furnish Certificates of Insurance along with copies of policy declaration pages and all policy endorsements as evidence thereof to Owner:

<u>TYPE OF INSURANCE</u>	<u>LIMITS</u>
a. Workman's Compensation covering all employees	Statutory
b. Employer's Liability	<u>\$100,000.00</u>
c. Comprehensive General Liability	
Bodily Injury & Property Damage (per occurrence)	<u>\$1,000,000.00</u>
Aggregate	<u>\$1,000,000.00</u>

(Premises/Operations, Products/Completed Operations/Independent Contractors/Contractual Liability/Coverages may not be excluded). XCU must be supplied if any exposure.

- d. Business Automobile Liability covering owned vehicles, rented and non-owned vehicles and employee non-ownership

Bodily Injury Property Damage (per occurrence)	<u>\$1,000,000.00</u>
Aggregate	<u>\$1,000,000.00</u>

The Commercial General Liability and the Automobile Liability policies shall name KERR COUNTY, CITY OF KERRVILLE, KERRVILLE-KERR COUNTY JOINT AIRPORT BOARD AND IT'S EMPLOYEES, as additional insured and all policies shall provide for a waiver of subrogation in favor of Kerr County and City of Kerrville.

12. Contractor shall promptly remove from Owner's premises all materials condemned by the Owner's Representative on account of failure to conform to the contract, whether actually incorporated in the work or not, and Contractor shall at its own expense promptly replace such condemned materials with other materials conforming to the requirements of the contract. Contractor shall also bear the expense of restoring all work of other contractors damaged by any such removal or replacement. If Contractor does not remove and replace any such condemned materials within a reasonable time after a written notice by the Owner, Owner may remove and replace it at Contractor's expense.
13. Neither the final payment nor any provision in this contract shall relieve the Contractor of responsibility for faulty materials or workmanship, and he shall remedy any defects due thereto and pay for any damage to other work resulting therefrom, which shall appear within a period of one (1) year from the date of substantial completion. The Owner shall give notice of observed defects with reasonable promptness.
14. The Owner may, on account of subsequently discovered evidence, withhold the whole or part of any payment to such extent as may be necessary to protect itself from loss on account of:
 - (a) Defective work not remedied.
 - (b) Claims filed or reasonable evidence indications possible filing of claims.
 - (c) Failure of the Contractor to make payments promptly to subcontractors or for material or labor which the Owner may pay as an agent for the Contractor.
 - (d) Damages to another contractor or subcontractor.

When the above grounds are removed, or The Contractor provides a surety bond satisfactory to Owner, which will protect the Owner in the amount withheld because of them.
15. The Owner shall pay in progress payments the Contractor ninety percent (90%) of the portion of Contract Sum properly allocable to design, labor, materials, and equipment incorporated in the scope of work as shown on Exhibit A. The remaining 10% from progress payments shall be withheld without liability.
16. After all work is completed by the Contractor, and the Owner has inspected and approved that work, the Owner shall not later than thirty (30) days thereafter upon receipt of a final invoice, issue payment to the Contractor the balance of the amount due under the contract as proposed in **Exhibit A**,
 The Owner shall be the final judge of when the work was completed by the Contractor. The Owner shall make periodic payments to the Contractor, but shall make payment pursuant to this paragraph only after all work is completed by the Contractor. Upon acceptance, the County shall make payment to Contractor such that one hundred percent (100%) of the Contract Sum has been paid.

17. This Contract shall be governed by and construed in accordance with the Laws of the State of Texas. Venue for any suits arising from or related to this contract shall be in Kerr County, Texas.
18. In the event of conflict between the provisions of any attachments or exhibits to this Contract and the provisions of the Contract, the provisions of this Contract shall prevail.
19. Each Person signing below represents that he or she is duly authorized to execute this Agreement on behalf of the party indicated below by his or her name and agrees on behalf of such party that such party will be bound by the terms of this Agreement.

SIGNED AND AGREED THIS _____ DAY OF _____, 20____

OWNER: KERRVILLE-KERR COUNTY JOINT AIRPORT BOARD

By _____
Airport Manager

Witnessed _____

CONTRACTOR: _____

By _____
Owner

Witnessed _____

EXHIBIT A
DESIGN- BUILD PROPOSAL
DATED_____